

Published
bi-monthly
by the
Office of
Central
Inspection,
City of
Wichita
Editor:
*Tom
Kerachen*

Volume 11 Issue 2

March - April 2001

Construction Industry News from City Hall

*Superintendent of Central Inspection
Kurt Schroeder*

Q & A

Q: When constructing an interior one-hour rated fire wall utilizing 2 x 4 wood studs and 5/8 inch type x drywall applied to each side of the stud wall, is it permissible to attach the drywall with staples rather than 6d coated nails?

A: Staple attachment of gypsum wallboard is acceptable only for attaching the base layers of a multi-layer system. When the wallboard is attached with staples, the staples are driven so that their crown bears tightly against the face of the wallboard but not so that it cuts into the face paper of the wallboard. As a result, the back side of the crown - the side facing out toward the applicator - rides above the face of the plane of the wallboard. This presents an obvious problem when it comes time to finish the wallboard with joint compound.

While aesthetic concerns may not have been primary to your question, wallboard attachment utilizing staples violates a basic rule of interior gypsum wallboard installation.

In addition, none of the single layer interior application systems found in the Gypsum Association's *Fire Resistance Design Manual (GA - 600 - 2000)* have been fire tested with staple attachment of the wallboard. Therefore, there is no technical basis to allow substitution of staples for the prescribed nails. Screws may be substituted for nails in tested systems as long as the screw is of equal or greater size to the nail. However, no guideline exists that will allow staples to be substituted for either nails or screws.

Reference: Gypsum Association

Jim Cranford, C.B.O., Building Codes Administrator

Garage Return Walls

Alternate Braced Wall Line Requirements: As most of you are aware, the local homebuilders have been working to develop additional alternative designs for "Alternative Braced Wall Panels: as outlined in Section 2320.11.4 of the 1997 Uniform Building Code (UBC). In fact, the Wichita Area Builders Association (WABA) has hired several local structural engineering firms to evaluate these requirements and to develop new engineered alternatives for braced wall panels, specifically for return walls on garage door walls. It is hoped that several additional alternate methods for braced wall lines will be reviewed and approved by the Board of Code Standards and Appeals within the next couple of months as a "Standard" similar to the "Basement Standards."

In the interim, Kurt Schroeder, Superintendent of Central Inspection, has approved a moratorium on the enforcement of these code requirements. The moratorium applies only to the garage door return walls on residential buildings that are not required at presently to be constructed according to sealed engineered drawings. Section 2320.11.3 and 2320.11.4 requirements for wall bracing will still apply to the rest of the building.

NPDES Seminars

Chris Carrier, City of Wichita Storm Water Engineer, will be conducting a series of seminars on NPDES requirements and enforcement. On April 5th a presentation will be given to the City of Wichita engineering inspectors that inspect city construction projects such as sidewalks, streets, sewer mains and water mains. Also on April 5th one half of the building inspection staff will attend the afternoon seminar and the remainder of the building inspection staff will attend a seminar the following week.

A seminar for builders and developers will be presented on Friday, April 6th at 8:00 a.m. in Room 101 at Century II. The Wichita Area Builders Association (WABA) has asked Barbara Parsons of the National Association of Home Builders to attend this seminar to relate what is happening regarding NPDES across the country. If you build or develop property in the City of Wichita, it is very important that you attend this seminar. An afternoon seminar on April 6th will be presented to local utility companies.

Ray Pledge, Construction Inspection Supervisor, Building Section

Compatibility Setback Standards

The Office of Central Inspection (OCI) plan review staff want to remind architects doing a commercial building, school, or church project by a residential zoned property that *compatibility standards may apply to them*. Compatibility standards for setbacks shall apply to all uses in MF-18 and less restrictive based zoning districts when such uses are located on zoning lots within 500 feet of property zoned TF-3 or more restrictive, except however, that when a separating street is a freeway or expressway, compliance with the compatibility standards *shall not* be required. [See United Zoning Code Section IV-C (2)]

Compatibility setback standards shall only apply to side and rear lot lines adjacent to property zoned TF-3 or more restrictive. The minimum

compatibility (building) setback shall be 15 feet plus one foot for each five feet of (subject tract) lot width over 50 feet. In no case shall the compatibility setback standards alone require more than a 25 foot setback. [See Unified Zoning Code Section IV-C (4)] The following additional site design standards shall apply to development that is subject to compatibility standards.

1. No swimming pool, tennis court, ball field or playground area associated with parks and recreation facility (public) shall be permitted within 500 feet of an adjoining TF-3 or more restrictive district.
2. Dumpsters and refuse receptacles shall be located a minimum of 20 feet from any property zoned TF-3 or more restrictive district.

The above requirements are from the Unified Zoning Code Section IV-C(7).

Richard Chamberlin, Plans Examiner

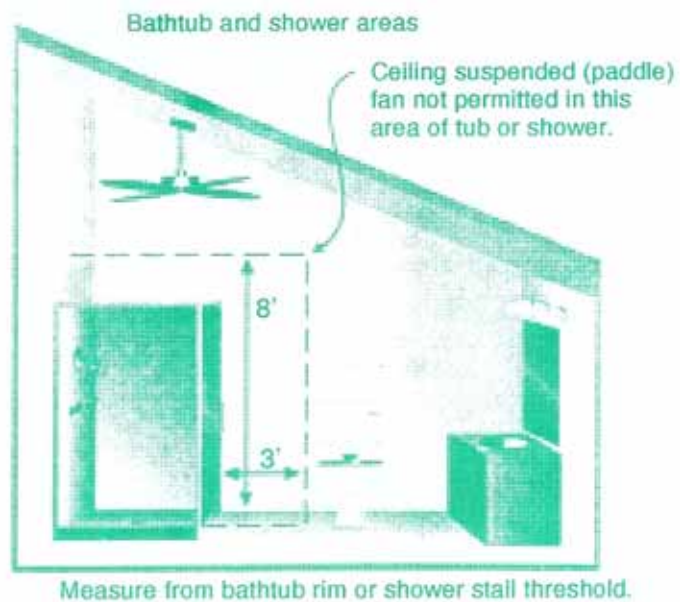
Questions & Answers

Question: Can a ceiling (paddle) fan be installed above a shower?

Answer: Article 410 of the 1999 National Electrical Code (NEC) contains requirements regarding lighting fixtures, lampholders, lamps, and receptacles. It also addresses the question regarding a paddle fan above a shower.

Section 410-4(b) states; "**Bathtub and Shower Areas.** No parts of cord-connected fixtures, hanging fixtures, lighting track, pendants, or ceiling-suspended (paddle) fans shall be located within a zone measured 3 feet horizontally and 8 feet vertically from the top of the bathtub rim or shower threshold. This zone is all encompassing and includes the zone directly over the tub or shower stall."

Section 410-4(d)



Wayne L. Bolen
Construction Inspection Supervisor, Electrical / Elevator

BOND REQUIREMENTS FOR TRADE CONTRACTORS

This is *another* reminder to trade contractors that the Surety Bond requirements were discontinued by the City of Wichita. This action was approved by the City Council upon recommendation by the respective boards. The effective date the bonds were discontinued for electrical contractors was February 7, 2000. The effective date the bonds were discontinued for plumbing, drain layers and mechanical contractors was September 19, 2000.

There was never a bond requirement for general contractors, however the bonds are still required for wrecking and sign contractors. General Liability Insurance is still required for *all* licensed contractors. Vehicular and Workers Compensation insurance is optional and waivers can be signed.

Administration Section O&I



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